

March 26, 1973

SENATOR DUIS: Absolutely not, the bill is still in good shape, it has requirements and it requires a fee, it requires to be under the real estate commission for control and it also requires a license and requires that the man be a real estate broker.

SENATOR CARSTENS: Well I realize it requires a license but what is the requirement for the license this is the problem?

SENATOR DUIS: Well I -

SENATOR CARSTENS: I don't want to go through the bill.

SENATOR DUIS: I'll go right on through the bill, I have an explanation here, I thought we explained it real well on committee hearing, but I have a complete explanation, and I, if you would like I'll go through it a section at a time.

SENATOR CARSTENS: Well I want to hear it in the light of these amendments, these changes and amendments.

SENATOR DUIS: Well the amendments did not change anything, except that it did give a man an opportunity of being a real estate appraiser without the necessity of going to college. It let him get it with a high school diploma or the equivalency thereof, and we felt that this was just, and that there are good people who probably do not have this additional qualification, at least that's what Senator Carpenter thought, and I went along with him. Also, at the age of 19 there is an experience requirement, that if he can get that much experience at the age of 19, he's probably just as well qualified as if he got to be 25. I doubt seriously if he would have time enough to do it, but nevertheless it requires an experience. Is there any further explanation that you'd like, well I'll try to make it.

SPEAKER: Senator Nore.

SENATOR NORE: Mr. President I'd like to ask a question of Senator Duis? Senator Duis is there any provisions as to what the maximum charge would be?

SENATOR DUIS: The maximum charge of an appraisal?

SENATOR NORE: Yes.

SENATOR DUIS: No sir.

SENATOR NORE: Well I know this is being, these charges are absolutely outrageous in some areas, and I'm wondering if for instance a family is settling in the state would they, why there forced to have a licensed appraiser?

SENATOR DUIS: Well for your information, Senator Nore, any appraisal that is made for an estate is made at the direction of the court and the fee is set by the court, not by the appraiser.

SENATOR NORE: Yes, and what are the fees?

SENATOR DUIS: That I don't even know, I make quite a number of them, and they vary in different courts, but I'll tell you they don't amount to very much.

SENATOR NORE: Well I know that in one case not too long ago, a farmer up in my area paid \$300.00 for three appraisers, the three auctioneers, that came to this farm, one of them was about half inebriated, and never got out of the car, just drove by and the judge allowed them \$300.00. I think this, something should be done about this, I don't know whether you can do it legally or maybe you can't legislate morals.